

058.C

0001

0117.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

377,100 / 377,100

USE VALUE:

377,100 / 377,100

ASSESSED:

377,100 / 377,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	117
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Owner 1: KOUL AJAY

Owner 2:

Owner 3:

Street 1: 17 PHEASANT LN

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02421 Type:

**PREVIOUS OWNER**

Owner 1: SPINALE ROLANDA V/TRUSTEE -

Owner 2: H L &amp; S REALTY TRUST -

Street 1: 1 WATERMILL PL #117

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 735 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	377,100			377,100		152907
							GIS Ref
							GIS Ref
							Insp Date
							10/03/17

PREVIOUS ASSESSMENT								Parcel ID	058.C-0001-0117.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRIOR ID # 1: 152907	
2022	102	FV	377,100	0	.	.	377,100		Year end	12/23/2021	PRIOR ID # 2:	
2021	102	FV	372,100	0	.	.	372,100		Year End Roll	12/10/2020	PRIOR ID # 3:	
2020	102	FV	362,200	0	.	.	362,200	362,200	Year End Roll	12/18/2019	PRIOR ID # 1:	
2019	102	FV	339,700	0	.	.	339,700	339,700	Year End Roll	1/3/2019	PRIOR ID # 2:	
2018	102	FV	284,600	0	.	.	284,600	284,600	Year End Roll	12/20/2017	PRIOR ID # 3:	
2017	102	FV	273,000	0	.	.	273,000	273,000	Year End Roll	1/3/2017	CIVIL DISTRICT:	
2016	102	FV	273,000	0	.	.	273,000	273,000	Year End	1/4/2016	BLD REASON:	
2015	102	FV	249,200	0	.	.	249,200	249,200	Year End Roll	12/11/2014	REVAL DIST:	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	ASR Map:	
SPINALE ROLANDA	69602-525		7/14/2017		415,000	No	No			FACT DIST:	
PLANTE CANDYCE	30273-385		6/9/1999		160,000	No	No			REVAL DIST:	
EDGAR JULIE E	24613-117		6/13/1994		107,000	No	No	Y		YEAR:	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/3/2017									Measured		DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	BK; 20726 PG; 283, Building Number 1.												
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:													
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating: Average	A HBth:	Rating:													
Foundation: 1 - Concrete		OthrFix:	Rating:	WSFlue:	Rating:													
Frame: 1 - Wood		Kits: 1	Rating: Average	Frl:	Rating:													
Prime Wall: 8 - Brick Veneer		A Kits:	Rating:	Lvl 2:														
Sec Wall: 6 - Stucco	10 %	Frl:	Rating:	Lvl 1:														
Roof Struct: 4 - Flat		WSFlue:	Rating:	Lower:														
Roof Cover: 4 - Tar & Gravel		<b>OTHER FEATURES</b>																
Color: BRICK		Kits: 1	Rating: Average															
View / Desir: 1 - 1 Bed		A Kits:	Rating:															
<b>GENERAL INFORMATION</b>				Frl:	Rating:													
Grade: C - Average		WSFlue:	Rating:															
Year Blt: 1988	Eff Yr Blt:																	
Alt LUC:	Alt %:																	
Jurisdict:	Fact: .																	
Const Mod:																		
Lump Sum Adj:																		
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD		Location: F - Front		Total Units:	Floor: 1 - 1st Floor	% Own: 0.904900014	Name: 25 - 6040	Exterior:	No Unit	RMS	BRS	FL	1	3	1	0		
Prim Int Wal 1 - Drywall								Interior:										
Sec Int Wall:	%							Additions:										
Partition: T - Typical								Kitchen:										
Prim Floors: 4 - Carpet				Total:	14.9 %			Baths:										
Sec Floors:	%							Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar: 1								General:										
Electric: 3 - Typical								Totals	1	3	1							
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 3 - Electric																		
Heat Type: 6 - Elec Base/B																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 058.C-0001-0117.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value	
More: N				Total Yard Items:			Total Special Features:			Total:								